

066.A

0007

0053.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

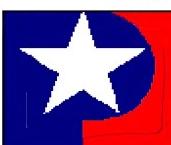
530,600 / 530,600

USE VALUE:

530,600 / 530,600

ASSESSED:

530,600 / 530,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: SAMY EILEEN		
Owner 2:		
Owner 3:		

Street 1: 53 SUMMER ST UNIT 1	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER
Owner 1: APURA RODNEY -
Owner 2: -
Street 1: 53 SUMMER STREET
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1954, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
7/30/2018 Measured DGM D Mann
4/26/2007 External Ins BR B Rossignol

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

Code Fact PriceUnits
102 Condo 0 Sq. Ft. Site 0 0. 0.00 7857

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description

102 0.000 530,600	530,600
Total Card 0.000 530,600	530,600
Total Parcel 0.000 530,600	530,600

User Acct
281314
GIS Ref
GIS Ref
Insp Date
07/30/18

PRIOR DEFINED
Prior Id # 1: 42625
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRIOR
Date Time
12/30/21 20:46:19

LAST REV
Date Time
07/30/18 14:12:06
danam
15445

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION
TAX DISTRICT

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
APURA RODNEY, 63540-394 4/29/2014 379,900 No No
LGL LLC, 54618-527 4/30/2010 322,000 No No
LGL LLC 47430-115 5/11/2006 No No M DEED

Date Result By Name
7/30/2018 Measured DGM D Mann
4/26/2007 External Ins BR B Rossignol

ACTIVITY INFORMATION
Sign: VERIFICATION OF VISIT NOT DATA

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102 Condo 0 Sq. Ft. Site 0 0. 0.00 7857

User Acct
281314
GIS Ref
GIS Ref
Insp Date
07/30/18

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																				
Sty Ht: 1 - 1 Story				A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1 - Concrete				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath:	Rating:																				
Prime Wall: 4 - Vinyl				A HBth:	Rating:																				
Sec Wall:	%			OthrFix:	Rating:																				
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1															
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																
View / Desir:				Fpl: 1	Rating: Good			Other																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																	
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																	
Year Blt: 1954	Eff Yr Blt:			Location:				Lvl 1																	
Alt LUC:	Alt %:			Total Units:				Lower																	
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB													
Const Mod:				% Own: 52.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL													
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	5	2														
Avg Ht/FL: STD				Functional:		%		Additions:																	
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:																	
Sec Int Wall:	%			Special:		%		Baths:																	
Partition: T - Typical				Override:		%		Plumbing:																	
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:																	
Sec Floors: 4 - Carpet	25 %			<b>CALC SUMMARY</b>				Heating:																	
Bsmnt Flr: 14 - Asphalt Tile				Basic \$ / SQ: 305.00				General:																	
Subfloor:				Size Adj.: 1.28100955				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>													
Bsmnt Gar: 2				Const Adj.: 0.99742496				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>							
Electric: 3 - Typical				Adj \$ / SQ: 389.702									GLA	Gross Liv Ar	1,664	389.700	648,464	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Insulation: 2 - Typical				Other Features: 75750																					
Int vs Ext: S				Grade Factor: 1.00																					
Heat Fuel: 2 - Gas				NBHD Inf: 0.89999998																					
Heat Type: 1 - Forced H/Air				NBHD Mod:																					
# Heat Sys: 1				LUC Factor: 1.00																					
% Heated: 100	% AC:			Adj Total: 651793																					
Solar HW: NO	Central Vac: NO			Depreciation: 121233																					
% Com Wal	% Sprinkled			Depreciated Total: 530559																					
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																			
Make:		Model:																							
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:																					
																<b>PARCEL ID</b> 066.A-0007-0053.1				<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:				Total Special Features:													Total:							